

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/W side Jones Road, 210 ft. of \* ZONING COMMISSIONER  
c/1 B & O Railroad \* OF BALTIMORE COUNTY  
10424 Jones Road \*  
11th Election District \* CASE # 92-55-A  
5th Councilmanic District \*  
Anthony Anton, et ux \*  
Petitioners \*

**AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter originally came before the Zoning Commissioner as a Petition for Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 45 ft. in lieu of the required 50 ft., and to amend the Final Development Plan of Boston Post Woods, as more particularly described on Petitioners' Exhibit No. 1 (i.e., the plat to accompany the zoning petition).

WHEREAS, by Order of October 9, 1991, the Petition was granted for the reasons set forth in the Findings of Fact and Conclusions of Law published with that Order; and,

WHEREAS, The Zoning Commissioner has received recent correspondence from the Petitioners indicating that certain dimensions on this site plan are erroneous. Specifically, pursuant to exacting surveying work recently performed, the panhandle portion of the property shown as 132 ft. on the original site plan has been field measured to an exact distance of 130.08 ft. Due to this discrepancy, the Petitioners now ask that the variance be amended to 42 ft., instead of 45 ft., as initially requested, in lieu of the requirement of 50 ft. In my view, this change is minor in both scope and nature. It does not constitute a material change in the nature of the original Petition. Thus, the Petitioners are not required

to submit a formal Motion to Amend as required in the Zoning Commission-er's Policy Manual. Further, the nature of the changes are slight that the Findings of Fact determined in the original case are unaffected. Thus, my Order shall be amended to reflect actual field conditions on site.  
NOW, THEREFORE, it is this 3rd day of Dec, 1991, by Order of the Zoning Commissioner of Baltimore County, that the relief granted in the Order of October 9, 1991 is hereby AMENDED to read as follows:

"A variance from Section 1A04.3.B.3 of the B.C.Z.R. to allow a rear yard setback of 42 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of Boston Post Woods, in accordance with Petitioners' Exhibit No. 1A, is hereby GRANTED."

IT IS FURTHER ORDERED, that all other terms, conditions and restriction of the original Order of October 9, 1991 shall remain in full force and effect except as amended herein.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 12/10/91  
By LES:mmn

-2-

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/S Jones Road, 210 ft. of \* ZONING COMMISSIONER  
c/1 B & O Railroad \*  
10624 Jones Road \* OF BALTIMORE COUNTY  
11th Election District \*  
5th Councilmanic \* CASE No. 92-55-A  
Anthony Anton, et ux \*  
Petitioners \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request, pursuant to the Petition for Zoning Variance, a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 45 ft. in lieu of the required 50 ft., and to amend the Final Development Plan of Boston Post Woods, as more particularly described on Petitioners' Exhibit No. 1. The Petitioners, property owners, Anthony and Linda Marie Anton appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 10624 Jones Road, consists of 1.753 acres +/- and is zoned R.C.S. Presently the property is unimproved, however, the Petitioners desire to construct a dwelling thereon.

Further testimony indicated that the property is a corner lot and slopes steeply from the center of the parcel to the rear property line. The Petitioners testified that the requested variance was necessary because of this topography, in that the proposed dwelling could not be constructed anywhere else within the lot. Further, the Petitioners testified that certain restrictive covenants of Boston Post Woods Community Association require that the property be a minimum of 1000 sq. ft. on the first

floor. Thus, in order to construct a house of this size on this given lot, the variance was necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

ORDER RECEIVED FOR FILING  
Date 12/10/91  
By LES:mmn

-2-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of Oct, 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 1A04.3.B.3 of the B.C.Z.R. to allow a rear yard setback of 45 ft. in lieu of the required 50 ft., and to amend the Final Development Plan of Boston Post Woods, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 12/10/91  
By LES:mmn

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 3, 1991

Mr. and Mrs. Anthony Anton  
8101 Park Haven Road  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
Case No. 92-55-A

Dear Mr. and Mrs. Anton:

Enclosed please find the Amended Order regarding the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Amended Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 7, 1991

Mr. and Mrs. Anthony Anton  
8108 Parkhaven Road  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
Case No. 92-55-A

Dear Mr. and Mrs. Anton:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
encl.  
cc: Peoples Counsel



## Petition for Variance

to the Zoning Commissioner of Baltimore County

92-55-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 of the B.C.Z.R. to allow a rear yard setback of 45 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of Boston Post Woods, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ANTHONY ANTON

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 15 MIN.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: LES:mmn DATE: 12/10/91

ORDER RECEIVED FOR FILING

Date 12/10/91

By LES:mmn

92-55-A

The sloping lot that we own has a panhandle. In accordance with the septic system the house must be located on the flat near the top of the panhandle. The panhandle width is 131.5 feet. The septic envelope is set for below the flat panhandle. We are asking for a 5 foot variance that will go toward our 1 neighbors 75 feet panhandle which can only be used by him for his backup drainfield reserve. He cannot build any structure on this panhandle. We also have to keep in accordance with the Carlton Frock Company Association Rules, which states a two story house has to have over 2000 square feet of living area with the first floor having at least 1000 square feet. The plans we have measures 36 feet wide by 38 feet long. We need an additional 4.5 feet of area to build in.

92-55-A

ZONING DESCRIPTION

Beginning at a point on the northwest side of Jones Road, 50' at a point distant N55° 13' 51" W 210' +/- from the center of the Baltimore and Ohio Railroad, 100' wide. Also being known as lot 1 on the subdivision plat of Boston Post Woods (10624 Jones Road); recorded in the Land Records of Baltimore County in Platbook 57 folio 69. Located in the 11th Election District, 5th Councilmanic District, containing 1.753 acre.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 9/5/91

Posted for: Anthony Anton

Petitioner: Anthony Anton

Location of property: 111 W. Chesapeake Avenue, Towson, MD 21204

Location of Sign: 111 W. Chesapeake Avenue, Towson, MD 21204

Remarks: Variances to allow a rear yard setback of 45 ft. in lieu of the required 50 ft. and to amend the last Final Development Plan.

Posted by: James E. Dyer Date of return: 9/5/91

Number of Signs: 2

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9/5, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5, 1991

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

\$61.91

**CERTIFICATE OF PUBLICATION**

9-5, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-5, 1991

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson  
Publisher

\$61.91

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: B-001-4150  
Number: H9200061

Date: 8/08/91

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1AL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: ANTON

04A040050NICHRC  
BA C01012AM08-08-91  
Please Make Checks Payable To: Baltimore County

\$35.00

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: B-001-4150  
Number: 92-55

Date: 9/5/91

Cashier Validation

04A040050NICHRC  
BA C01012AM08-08-91  
Please Make Checks Payable To: Baltimore County

\$35.00

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: 9/9/91

**COPY**

Anthony and Linda Anton  
9101 Park Haven Road  
Baltimore, MD 21222

RE:  
CASE NUMBER: 92-55-A  
NW/5 Jones Road, 210' NW of c/l B&O Railroad  
10624 Jones Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Anthony Anton, et ux  
HEARING: THURSDAY, OCTOBER 3, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$86.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

**COPY**

AUGUST 20 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-55-A  
NW/5 Jones Road, 210' NW of c/l B&O Railroad  
10624 Jones Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Anthony Anton, et ux  
HEARING: THURSDAY, OCTOBER 3, 1991 at 2:00 p.m.

Variances to allow a rear yard setback of 45 ft. in lieu of the required 50 ft. and to amend the last Final Development Plan.

J. Robert Haizer  
Zoning Commissioner of Baltimore County

cc: Anthony Anton, et ux

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

September 24, 1991

Mr. & Mrs. Anthony Anton  
8101 Parkhaven Road  
Baltimore, MD 21222

RE: Item No. 61, Case No. 92-55-A  
Petitioner: Anthony Anton, et ux  
Petition for Variance

Dear Mr. & Mrs. Anton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 8th day of August, 1991.

Arnold Jablon  
DIRECTOR

Received By:  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Anthony Anton, et ux  
Petitioner's Attorney:



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 23, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Townshend Property, Item No. 57  
Chancellor " " 58  
Kane " " 59  
Goldman " " 60  
Anton " " 61  
Wilhelm " " 63

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn  
ITEM57/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ANTHONY ANTON  
Location: #10624 JONES ROAD  
Item No.: 61 Zoning Agenda: AUGUST 20, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Anthony Anton* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JF/FFP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 20, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 20, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 55, 57, 58, 59, 60, 61 and 63.

For Item 52, this site must be submitted through the minor subdivision process for review and comments.

For Item 45, a revised County Review Group Meeting is required for these additions.

For Item 47, the previous County Review Group Comments are still applicable.

For Item 56, the location given for the sign appears to be within the right of way of the public road.

*Robert W. Bowling* / DAK  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

92-55-A 10/2

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: September 26, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famli

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 20, 1991

This office has no comments for item numbers 45, 52, 55, 56, 57, 58, 59, 60, 61 and 63.

*Rahee J. Famli*  
Rahee J. Famli  
Traffic Engineer II

RJF/lvd

003  
92-55-A

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
September 27, 1991

10/1/91  
RECEIVED  
OCT 1 1991

ZONING OFFICE

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,  
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 61  
PROPERTY OWNER: Anthony Anton, et ux  
LOCATION: NW/4 Jones Road, 210' NW of centerline B&O  
Railroad (#10624 Jones Road)  
ELECTION DISTRICT: 11th  
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (V) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

NOV 23 1991

CASE # 92-55A

REF: 10624 JONES RD.  
BRADSHAW, MD 21221

DEAR MR. SCHMIDT,

RECENTLY I APPLIED FOR AND RECEIVED A 45' REAR YARD SET BACK IN 1/4 OF THE 50' ZONED REQUIREMENT. THIS WAS TO ALLOW MY 56' HOUSE TO FIT IN THE 132' PANHANDLE OF MY PROPERTY. THE PROBLEM IS THE 132' IS WRONG. THIS MEASUREMENT WAS GIVEN TO ME BY MACE & ASSOCIATES, INC. THE SURVEYORS WHICH DID THE PLAT. THIS MEASUREMENT GOVERNED MY VARIANCE REQUEST. ON 11/2/91 I CONTACTED KENNETH J. WELLS, INC. (SURVEYORS) TO STAKE MY HOUSE. WHEN HE MEASURED MY LOT, DONE WITH A COMPUTER AND THE EXACT COORDINATES ON THE PLAT, I FOUND MY PANHANDLE IS 130.08'. THIS MAKES MY HOUSE 16' OUT TO BIG TO FIT.

I AM ASKING FOR AN AMENDMENT VARIANCE OF 42' INSTEAD OF 45'. I NEED AN ADDITIONAL 1 FOOT BUT AM ASKING FOR 3' PER MY SURVEYORS ADVICE.

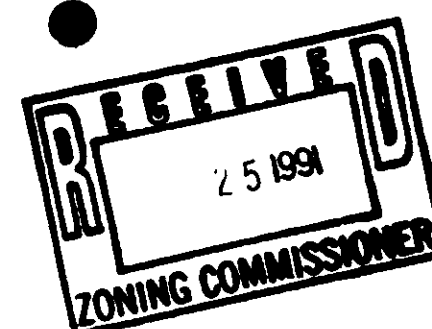
ATTACHED IS A SIGNED LETTER FROM MY ONLY NEIGHBOR WHICH THIS AFFECTS. (DAN DIETZ)

THIS MISTAKE CAN COST ME MONTHS OF BUILDING DELAY. I FEEL MY BLIND TRUST IN MACE & ASSOCIATES IS THE REASON FOR THIS PROBLEM.

I HOPE A QUICK SOLUTION CAN BE OBTAINED.

Sincerely,

*Anthony Anton*



ANTHONY ANTON  
8101 PARK HAVEN RD  
BALTO, MD 21222  
(301) 391-9015

Director of Zoning  
Arnold Jablon

6/18/91 5669V  
to 68  
please see what  
you can do  
REF: ITEM #61  
92-55-A

We are writing this letter in hope of a speedy zoning decision. The variance we are asking for is small and is 100% approved by my neighbor that this is affecting. My wife and I wish to move into this house by February 1992 when our current lease is up. If things could be speed up we would appreciate it.

*Anthony Anton*  
Anthony Anton  
8-8-91

RECEIVED  
AUG 7 1991  
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ANTHONY ANTON  
LINDA ANTON

8101 Parkhaven Rd  
Balto, Md 21222

Zoning.

8-7-91

I am David Dietz Sr.  
owner of Lot "2" at, Boston  
Post Woods, Bradshaw Md.  
I agree to a zoning  
variance or rezoning of  
building restriction to 45'  
feet from property line.

*David M. Dietz Sr.*

PETITIONER'S  
EXHIBIT 2



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

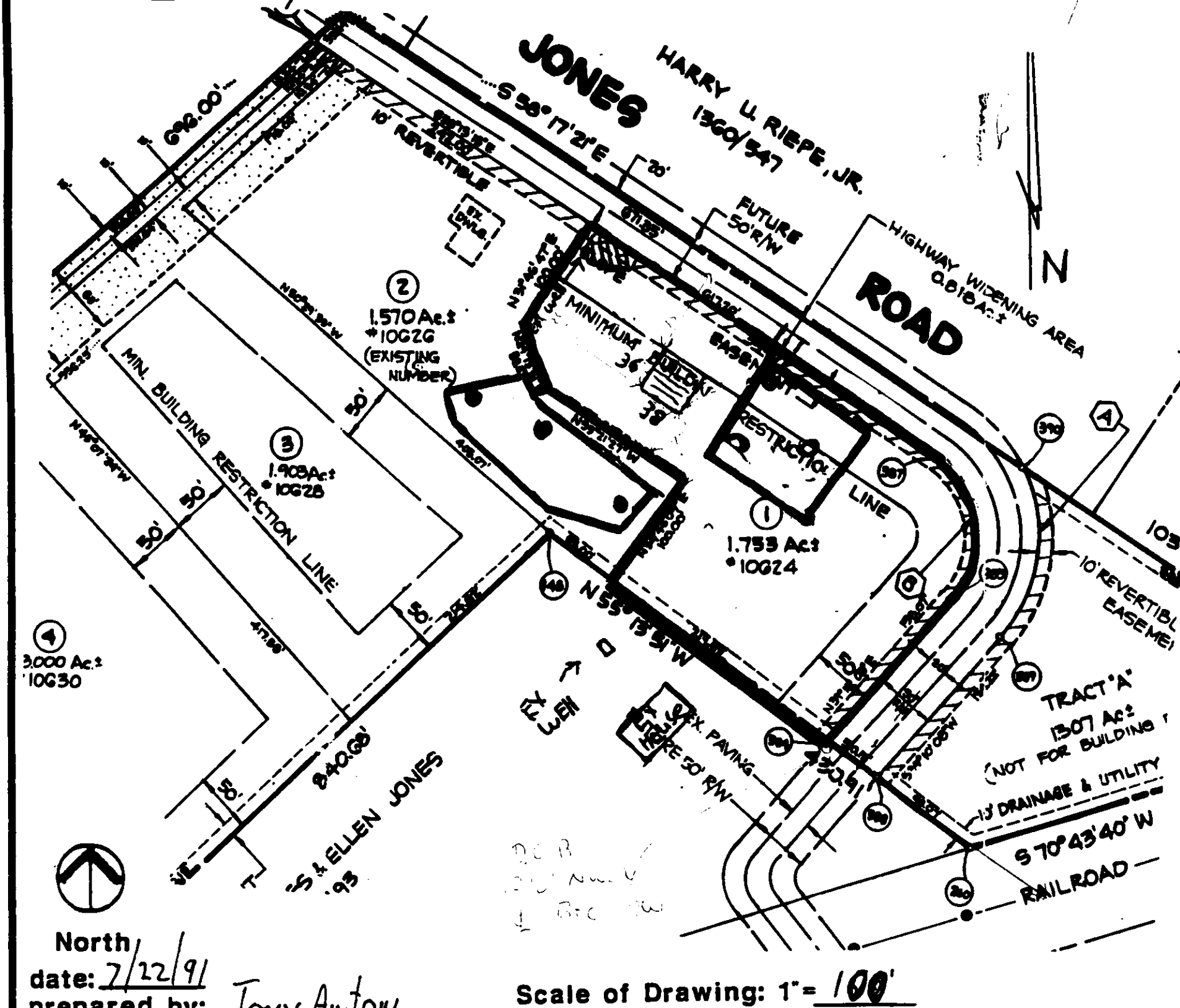
PROPERTY ADDRESS: 10624 Jones Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Boston Post Woods

plat book # 19, folio # 69, lot # 1, section #

OWNER: Anthony & Linda Anton



## LOCATION INFORMATION

Councilmanic District: 5  
Election District: 11th

1"=200' scale map: NE K11

Zoning: RC-5  
Lot size: 1.753 acreage 76,360.68 square feet

SEWER: ☐ ☒  
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

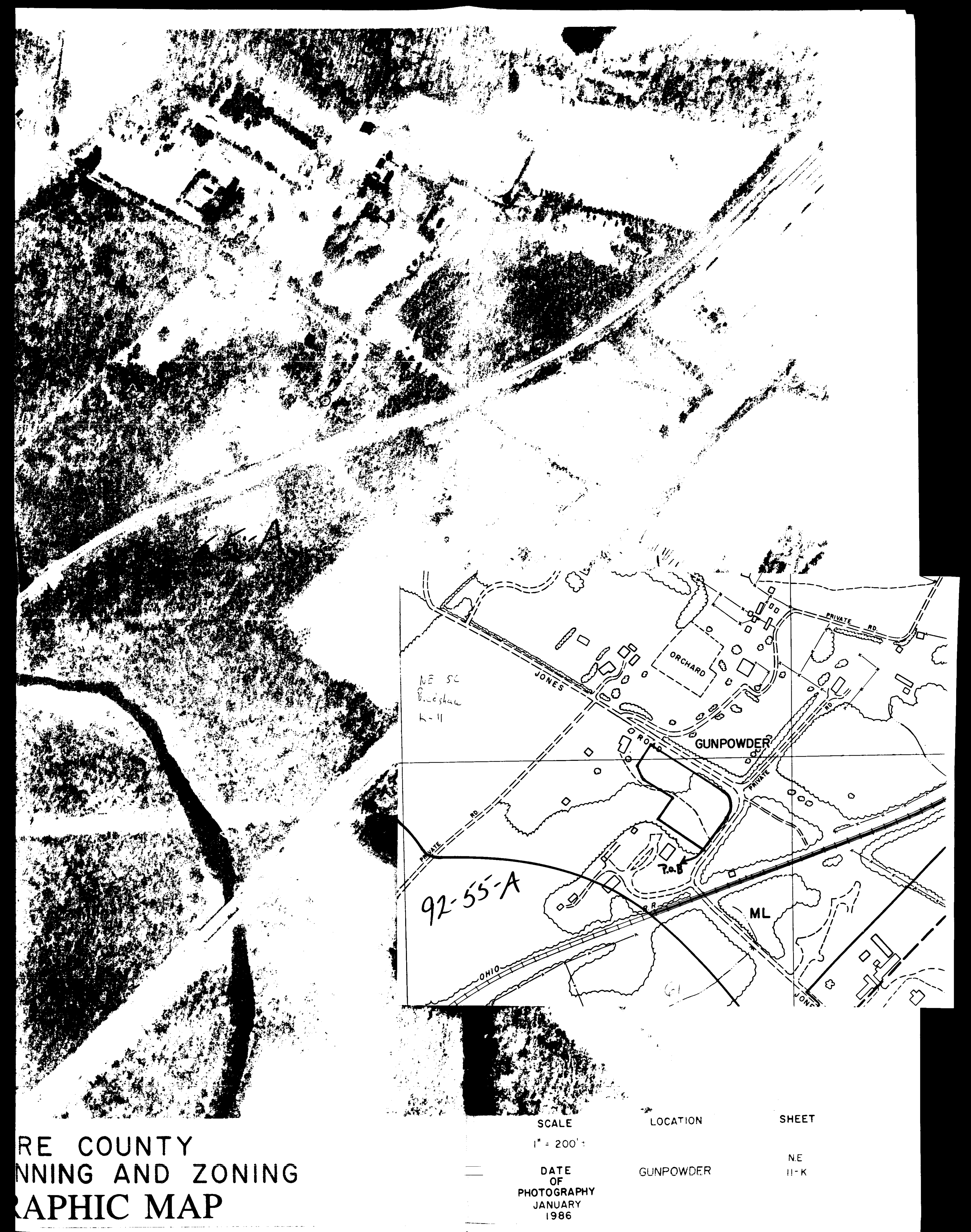
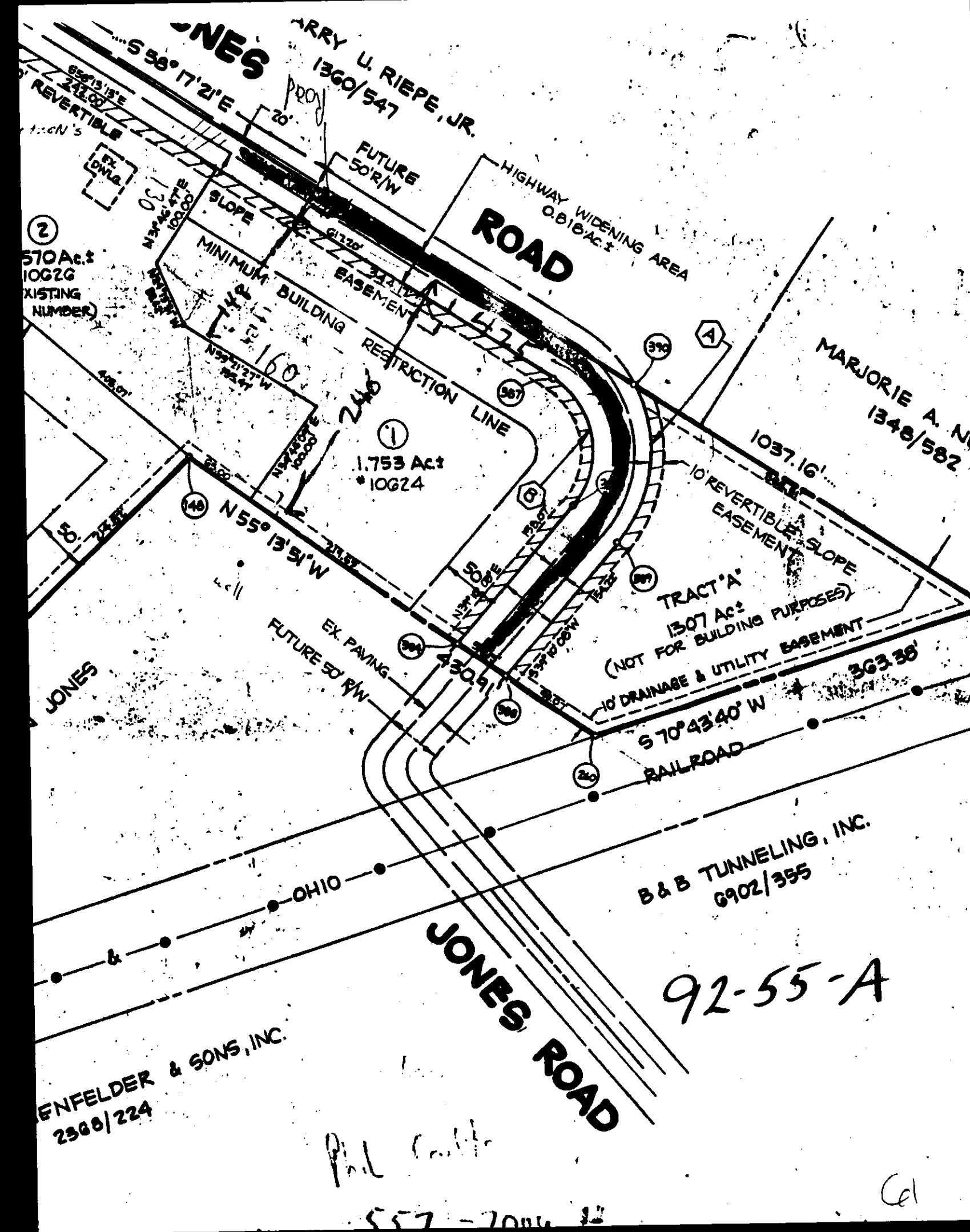
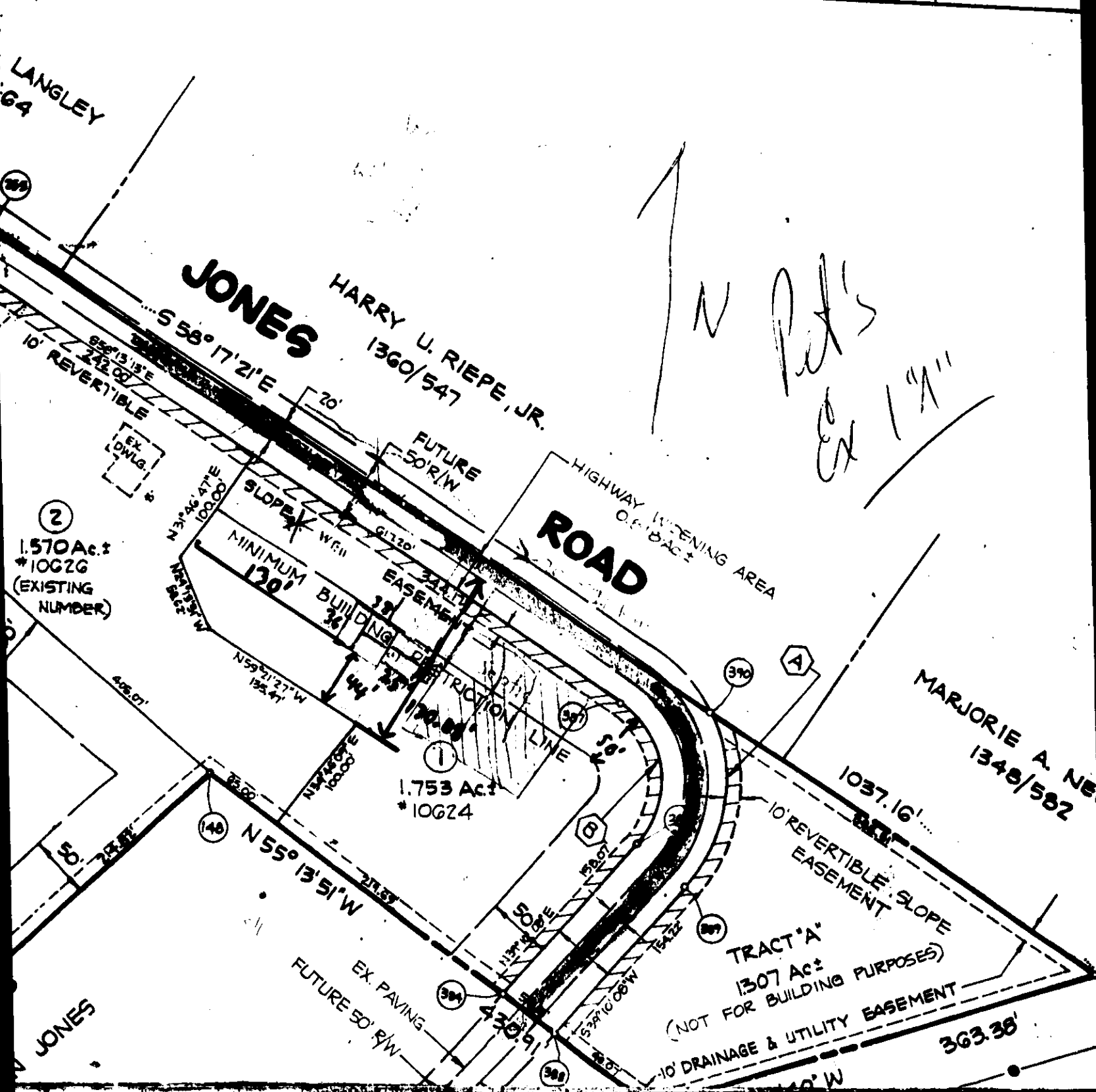
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

92-55-A

NO.	NORTH	EAST	NO.	NORTH
140	42,420.26	62,892.72	384	42,063.5
148	42,825.88	63,936.15	385	42,760.08
255	43,245.24	63,750.80	387	42,897.21
260	42,580.14	64,290.10	388	42,634.93
261	42,700.08	64,039.12	389	42,754.50
277	42,232.90	63,340.21	390	42,892.36
278	42,174.33	63,221.41	393	43,222.26
139	42,760.88	63,245.25		



RE COUNTY  
ANNING AND ZONING  
GRAPHIC MAP

SCALE  
1" = 200'

LOCATION  
GUNPOWDER

SHEET  
NE  
11-K

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986